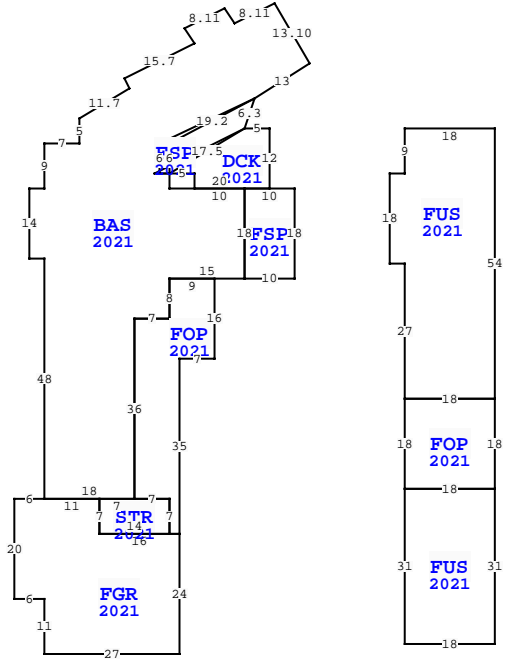


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | HARDIE BRD 90 | |
| Exterior Wall | 15 | CONC BLOCK 10 | |
| Roof Structure | 08 | IRREGULAR 100 | |
| Roof Cover | 13 | STAND SEAM 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 12 | HARDWOOD 90 | |
| Interior Floor | 15 | HARDTILE 10 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | 4 | 100 | |
| Bathrooms | 4.5 | 100 | |
| Frame | 03 | MASONRY 100 | |
| Stories | 2. | 2.100 | |
| Units | 0 | 100 | |
| Quality | 03 | Quality Level 03 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2036.0100 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,505 | 100 | 2021 |
| DCK | 186 | 10 | 2021 |
| FGR | 845 | 55 | 2021 |
| FOP | 324 | 30 | 2021 |
| FOP | 466 | 30 | 2021 |
| FSP | 108 | 40 | 2021 |
| FSP | 180 | 40 | 2021 |
| FUS | 558 | 100 | 2021 |
| FUS | 1,026 | 100 | 2021 |
| STR | 98 | 10 | 2021 |
| TOTALS | 6,296 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0500 | 22 | 4,935 | 296.8812 | 469.07 | 2,314,860 | 2021 | 2021 | 0 | 0 | 1.05 | 98.95 |
| 1 SFR CUST - 100% - 2022 Heated Area: 4089 HX Base Yr 2022 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|-----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 2,290,554 |
| TOTAL MARKET OB/XF VALUE | | | 37,184 |
| TOTAL LAND VALUE - MARKET | | | 425,000 |
| TOTAL MARKET VALUE | | | 2,752,738 |
| SOH/AGL Deduction | | | 1,070,883 |
| ASSESSED VALUE | | | 1,681,855 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 1,631,133 |
| TOTAL JUST VALUE | | | 2,752,738 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 2,650,776 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| 20200419 | CO ISSUED | 0 | 09/01/2021 |
| 20200419 | NEW CONSTR | 573,604 | 07/22/2020 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2568/1593 | 6/01/2022 | WD | U | I | 11 | 100 |

GRANTOR: ROSS HENRY & ANNE
GRANTEE: ROSS FAMILY TRUST
2337/0062 | 1/22/2020 | WD | Q | V | 01 | 475,000
GRANTOR: THE RANGE AT CRANE IS
GRANTEE: ROSS HENRY & ANNE (

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|---|-------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | | 10.00 | 10.00 | 100 | 2021 |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | | 3,500.00 | 3,500.00 | 100 | 2021 |

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| DCK=[YR=2021] W5 FSP=[YR=2021] R2 U6 BAS=[YR=2021] R11 U7 U12 L7 D4 L8 U3 L2 D4 L8 D3 R2 D7 L14 D2 R1 D6 L10 S5 W7 S9 W3 S14 E3 S48 FGR=[YR=2021] W6 S20 E6 S11 E27 N24 FOP=[YR=2021] N35 E7 N16 W9 S8 W7 S36 STR=[YR=2021] W7 S7 E14 N7 W7\$ E7 S7 E2\$ W16 N7 W11\$ E18 N36 E7 N8 E15 FSP=[YR=2021] E10 N18 W10 S18\$ N18 W10 N3 W5 N6 R17 U9 \$ L19 D9 S6 E2 R15 U9 \$ L18 D9 E3 S3 E20 N12\$ PTR=E45 FUS=[YR=2021] W18 S9 W3 S18 E3 S27 FOP=[YR=2021] S18 FUS=[YR=2021] S31 E18 N31 W18\$ E18 N18 W18\$ E18 N54\$ W45\$. | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000100 | C | RES | 100 | | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 425,000.00 | 425,000.00 | 425,000 | | | | | | | |